

CITY OF LEWISTON  
STAFF REVIEW COMMITTEE MEETING  
FINAL MINUTES for May 11, 2017

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- I. **ROLL CALL:** The meeting was held in the Third Floor Conference Room of City Hall and was called to order at 9:00 a.m.

**Staff In Attendance:** Gil Arsenault, Director of Planning & Code, David Hediger Deputy Director/City Planner, Ryan Barnes, Project Engineer, Paul Ouellette, Fire Inspector, Derrick St. Laurent, Sergeant of Police and Cathy Lekberg, Administrative Assistant, Code & Planning

**Guest Present:** Tim Tardif, Molds Plus Machining

- II. **ADJUSTMENTS TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

A request by Tim Tardif, owner of Molds Plus Machining located at 500 Lincoln Street, to construct a machine shop permitted as a light industrial use, as follows: Phase I - 30' x 45' building and six parking spaces and Phase II - 30' x 50' building and five parking spaces.

Tim Tardif explained to the staff that in the first phase he would like to construct a 30' x 45' building to use for his machine shop with six parking spaces and the second phase he would like to construct a 30' x 50' building attached to the first building and add an additional five parking spaces. He said he would build the grade up one foot above existing grade because of the 100 year flood. He also stated he would like to tear down the barn and redesign the parking areas.

Ryan asked how much of an increase in grade and Tim said three to four feet. David said that there would be no permits issued until an elevation certificate is completed. The survey work has to be done first. Gil asked about deliveries and truck size that would be entering the property and Tim said there would be mostly smaller trucks but two or three times a year they might have a tractor trailer delivery.

Gil asked when the second building would be completed and what would be its use and Tim said he did not know when it would be constructed and what business would go in. Paul stated that depending on what goes in the second building, they may need sprinklers. Gil stated that if the public would be entering the building, a handicap accessible parking space would be necessary. Gil told Tim that he should minimize the amount of impervious surfaces and limit the amount of gravel and pavement. David said he should amend the plan by adding walkways or have the building closer to the parking. Gil asked about trash and Tim said that they do not have a lot of it. He said it was mostly scrap metal which they bring to Grimmells. Other trash is kept on the side of the building. Gil asked about lighting for security and Tim said residential type lighting would be on the

building. Gil said lighting needs to be shielded from the neighbors. Also a catch basin would need to be added on the property.

The following motion was made:

**MOTION:** by **Ryan Barnes** to grant approval to Tim Tardif of Molds Plus Machining located at 500 Lincoln Street to construct a machine shop permitted as a light industrial use, as follows: Phase I - 30' x 45' building and six parking spaces and Phase II - 30' x 50' building and five parking spaces with the following conditions:

1. Site plan must show new lighting;
2. Site plan must show the extent of impervious and vegetated areas and access points to the building;
3. Site plan must show the relocation of the proposed catch basin to the northwestern corner of the property and be installed meeting Public Works specifications;
4. Site plan must show the approximate location of public utilities;
5. Only one electrical service drop is allowed to the new building.
6. Handicap accessibility and sprinklers maybe needed for Phase II depending on what type of business leases the space;
7. No building permits may be issued until an elevation certificate is provided to the city with respect to filling in floodzone.

Second by **Derrick St. Laurent**.

**VOTED: 5-0 (Passed)**

**VI. READING OF MINUTES:**

The February 16, 2017 SRC meeting minutes will be adopted at the next meeting.

**VII. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Ryan Barnes** that this meeting adjourns 9:30 a.m.  
Second by at **Derrick St. Laurent**.

**VOTED: 5-0 (Passed).**

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant  
Planning/Code Department